



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

March 15, 2017 2 George St, Charleston, SC

4:00PM - Special Meeting

5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

SPECIAL MEETING & REGULAR MEETING OF MARCH 15, 2017

A Special Meeting of Planning Commission will be held at **4:00 p.m., on Wednesday, March 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, March 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

SPECIAL MEETING

PLAN REVIEW

Review of key issues resulting from the December 2016 review of the **City of Charleston Century V 2010 Comprehensive Plan Update**. The main topic this month is affordable housing.

REGULAR MEETING

REZONINGS

1. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner/Applicant: 445 Meeting Street Partners LLC
2. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from 80/30 and 55/30 Old City Height Districts to 100/30 Old City Height District.
Owner/Applicant: 445 Meeting Street Partners LLC
3. **252 Coming St (Cannonborough-Elliottborough - Peninsula) TMS# 4600802061** – 0.04 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner/Applicant: Frank Iwanicki and Caroline von Asten
4. **Saint Andrews Blvd (West Ashley) TMS# 4210700031 (a portion)** – 0.24 ac. Request rezoning from Limited Business (LB) to Single-Family Residential (SR-1) on a portion of the property.
Owner: Cioffi Antonio Trustee
Applicant: Walter Barton
5. **67 Moultrie St (Hampton Park Terrace - Peninsula) TMS# 4600301018** – 0.26 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: Choraliers Music Club Inc
Applicant: Marlon Kimpson and Mike Gruenloh

SUBDIVISIONS

1. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).
Owner: Mama Lil, LLC
Applicant: Atlantic South Consulting Services

- 2. Cane Slash Cluster Development (Johns Island) TMS# 3450000007 & 023** – 30.23 ac. 47 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Chrysalis Investments, LLC
Applicant: Stantec Consulting Services, Inc.
- 3. Bennett's Bluff (Fort Johnson Rd – James Island) TMS# 4280000013 & 040** – 30.99 ac. 86 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: First Baptist Church
Applicant: Hussey Gay Bell
- 4. The Cottages, Phase 3 (River Rd – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Johns Coastal Ventures LLC / D.R. Horton
Applicant: Civil Site Environmental Inc
- 5. Woodbury Park, Phase 2 (Marlin Rd – Johns Island) TMS# 3130000048** – 10.87 ac. 38 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Five Lakes, LLC
Applicant: HLA, Inc.
- 6. L&M Tract (Brownswood Rd – Johns Island) TMS# 3120000056, 166, 193 & 194** – 31.059 ac. 71 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: L&M Family Associates LLC
Applicant: Seamon, Whiteside & Associates, Inc.
- 7. Avenue of Oaks (5th Ave – West Ashley) TMS# 4180600028 & 115** – 9.99 ac. 42 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Crescent Homes LLC
Applicant: Seamon, Whiteside & Associates, Inc.
- 8. Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.66 ac. 3 lots. Request approval of revised subdivision concept plan. Zoned Daniel Island Residential (DI-R).
Owner: Greystar GP II, LLC
Applicant: Seamon, Whiteside & Associates, Inc.

ZONINGS

- 1. 2935 Maybank Hwy and adjacent vacant lot (Johns Island) TMS# 3130000091 & 089** – 4.60 ac. Request zoning of Residential Office (RO). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: James Coyne and Laura VanderMoere
- 2. 1524 Grimball Road Ext (James Island) TMS# 4270000085** – 0.58 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: Clyde and Carol Smalls
- 3. Vacant lot off Folly Rd (James Island) TMS# 4270000114** – 0.99 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: Clyde and Carol Smalls
- 4. 1522 Grimball Road Ext (James Island) TMS# 4270000008** – 0.41 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: Francina Backman

5. **Grimball Road Ext & Cooper Judge Ln (James Island) TMS# 4270000081 & 113** – 1.19 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: JJR Development LLC

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to add provisions allowing the repair, replacement or relocation of non-conforming off premises signs along Interstate System Roads under certain conditions.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the peninsula portion of the City in accordance with the maps attached to this ordinance.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **1012 Harbor View Road (James Island) TMS# 4261100011** – 0.4 ac. 4 lots. DR-1F. Preliminary subdivision plat pending approval.
2. **Riverland Drive (James Island) TMS# 3400000029** – 1.9 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
3. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Preliminary subdivision plat pending approval.
4. **Overture Coburg Road (West Ashley) TMS# 3490800001 & 3491200011** – 8.3 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
5. **1558 Battery Island Drive (James Island) TMS# 4310000023** – 1.3 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
6. **The Gardens at Riverview Farms (River Road – Johns Island) TMS# 3120000062 & 169** – 24.6 ac. 83 lots. PUD. Final subdivision plat pending approval.
7. **Reveille on the Ashley (Arcadian Way – West Ashley) TMS# 4181500017 & 039** – 1.5 ac. 4 lots. SR-1. Preliminary subdivision plat approved.
8. **287 & 289 Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Preliminary subdivision plat approved.
9. **Oak Bluff, Phase 1A (Clements Ferry Road – Cainhoy) TMS# 2690000043** – 12.4 ac. 33 lots. SR-1. Final subdivision plat pending approval.
10. **Grace Bridge Street (Peninsula) TMS# 4590601071 & 072** – 1.7 ac. 3 lots. GB. Preliminary subdivision plat pending approval. Final subdivision plat pending approval.
11. **Lucky Road (James Island) TMS# 3410000026 & 103** – 3.2 ac. 3 lots. SR-1. Preliminary subdivision plat approved.
12. **Parcel F, Phase 5 (Wading Place – Daniel Island) TMS# 2750000249** – 17.4 ac. 21 lots. DI-R. Final subdivision plat recorded.
13. **Parcel R, Block A/B (Island Park Drive – Daniel Island) TMS# 2750000157** – 3.1 ac. 2 lots. DI-TC.

Final subdivision plat recorded.

14. **Parcel BB, Phase 1B (Oak Leaf Street – Daniel Island) TMS# 2770000011** – 53.9 ac. R/W. DI-R. Final subdivision plat recorded.
15. **Parcel Q-5-4 (Fairchild Street – Daniel Island) TMS# 2750000269** – 12.5 ac. 2 lots. DI-TC. Final subdivision plat recorded.
16. **Freeman's Point Shared (Eutaw Battalion Drive – James Island) TMS# 4270000065** – 0.8 ac. 4 lots. PUD. Preliminary subdivision plat pending approval.
17. **Dick Singleton Road (James Island) TMS# 4270900079** – Preliminary subdivision plat under review.
18. **Village at Point Hope (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 21.4 ac. 1 lot. PUD. Preliminary subdivision plat pending approval.
19. **Carolina Bay, Phase 21B (Conservancy Lane – West Ashley) TMS# 3070000009** – 16.5 ac. 64 lots. SR-6. Final subdivision plat under review.
20. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Preliminary subdivision plat approved. Final subdivision plat pending approval.
21. **1466 River Road (Johns Island) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Preliminary subdivision plat approved.
22. **Jessy Elizabeth, Phase 2 (Johns Island) TMS# 3120000159** – 4.1 ac. 16 lots. SR-1. Final subdivision plat recorded.
23. **1109 Brownswood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Final subdivision plat recorded.
24. **Parcel E, Phase 3 (Lesesne Street – Daniel Island) TMS# 2750000110** – 31.6 ac. 33 lots. DI-R. Final subdivision plat recorded.

Road Construction Plans

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Road construction plans under review.
2. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043** – 32.3 ac. 57 lots. PUD. Road construction plans under review.
3. **Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Road construction plans under review.
4. **Oakfield, Phase 4 (Cane Slash Road – Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Road construction plans pending approval.
5. **Huguenin Avenue Extension (Peninsula) TMS# 4640000003 & 017** – 1.9 ac. R/W. MU-2/WH. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

March 15, 2017

Rezoning 3 :

**252 Coming St
(Peninsula - Cannonborough/Elliottborough)**

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT). The subject property, located on the northeast corner of Bogard Street and Coming Street, is surrounded by Diverse Residential (DR-2F) zoning with some General Business (GB) zonings nearby. The property is surrounded by mostly multi- and single-family residential properties but one commercial use one block away at the corner of Saint Philip Street. The property has historically had a corner business and is currently occupied by a restaurant use on the ground floor and a residential use on the upper floor.

Corner commercial uses are a Charleston tradition. As in most urban areas, small commercial uses such as offices, food stores, delis, restaurants and cafes have historically co-existed among residential uses. The Charleston peninsula and the Cannonborough/Elliottborough neighborhood have many mixed-use corner properties and they are often a desirable feature in neighborhoods both new and old. Some of the existing corner commercial uses throughout Charleston are zoned commercially, but many are considered 'legal non-conforming' because their commercial uses historically pre-date their existing zoning district.

The CT zoning district allows many commercial and residential uses considered to be compatible with predominantly residential neighborhoods. The intensity of uses, hours of operation, size and outdoor activity are restricted in this zoning district more so than other commercial zoning districts.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Urban** which is characterized by a mix of residential and commercial uses. Given the urban character of the surrounding blocks, and the restrictions of the CT zoning district, the requested CT zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

252 Coming St
(Cannonborough-Elliottborough - Peninsula)

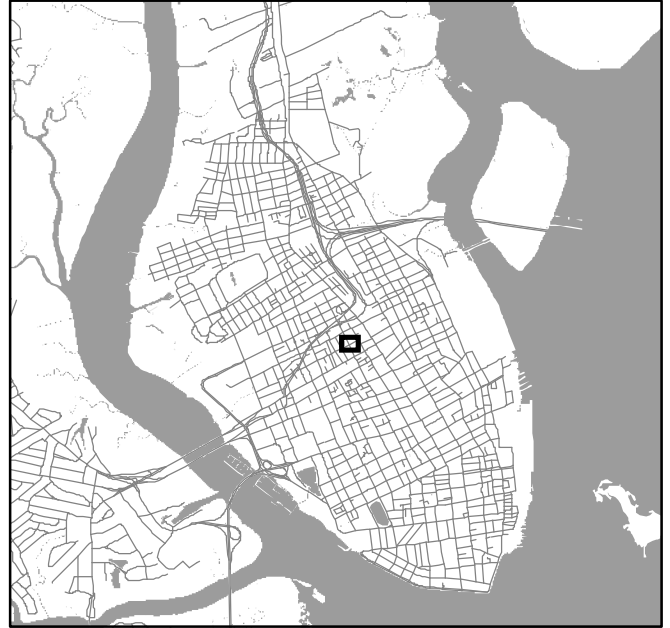
TMS# 4600802061

0.04 ac.

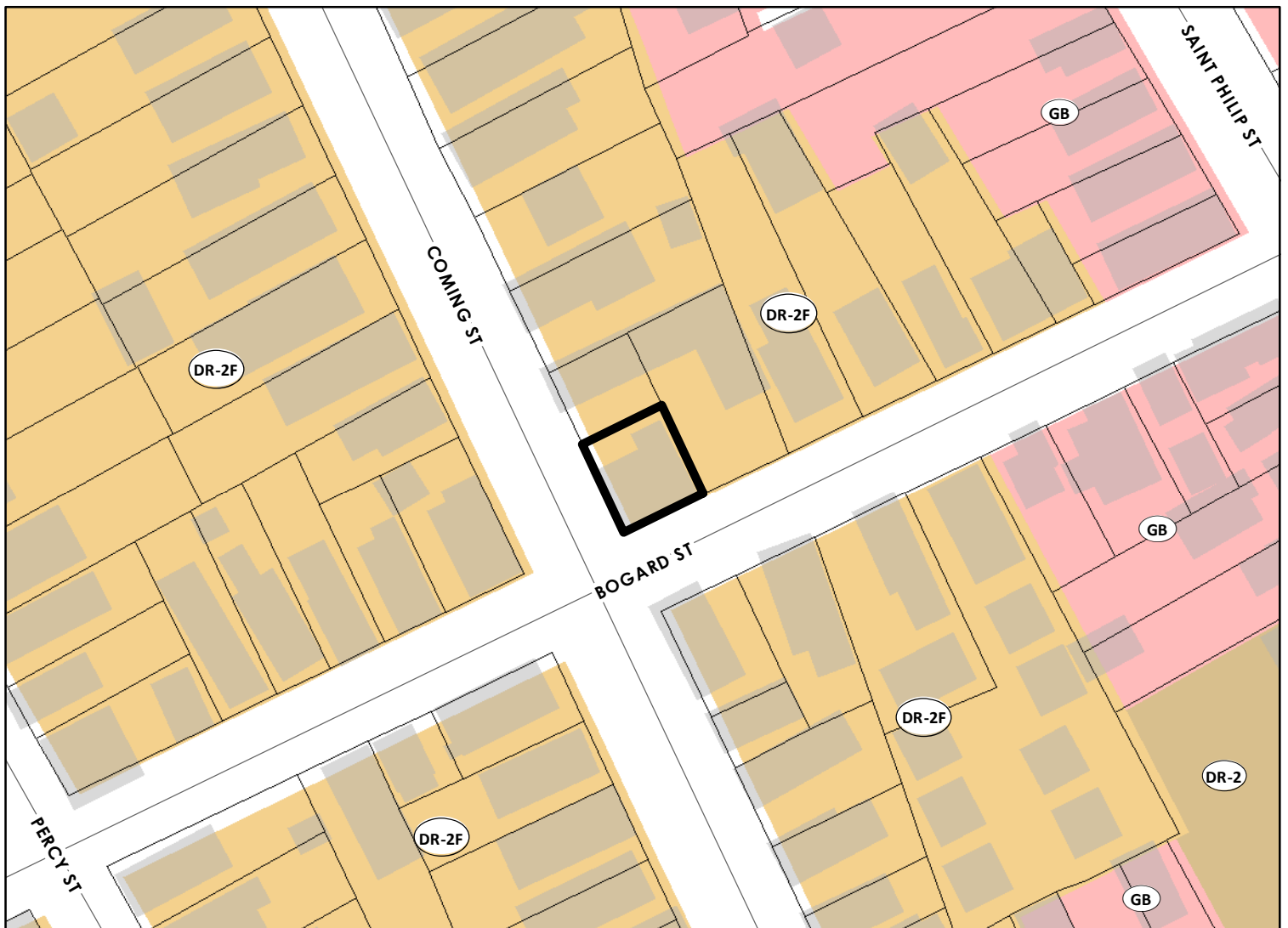
Request rezoning from Diverse Residential (DR-2F)
to Commercial Transitional (CT).

Owner/Applicant: Frank Iwanicki and
Caroline von Asten

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 15, 2017

Rezoning 4 :

**Saint Andrews Blvd
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Limited Business (LB) to Single-Family Residential (SR-1) on a small portion of the property. The subject property, located just off the southbound Ashley River Bridge (US 17) near Woodward Road (Moreland neighborhood), is surrounded by SR-1, LB and Conservation (C) zoning. The property is approximately 1.7 acres in total but only a small portion is highland (0.24 acre). The marsh area is currently zoned Single-Family (SR-1) and the highland portion is Limited Business (LB). The subject property is currently undeveloped.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is characterized by mainly residential uses with densities ranging between 1 and 4 units per acre. Given the existing pattern of development in the surrounding neighborhood and the reduced intensity and density of the proposed SR-1 zoning, it is appropriate for this location.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

Saint Andrews Blvd (West Ashley)

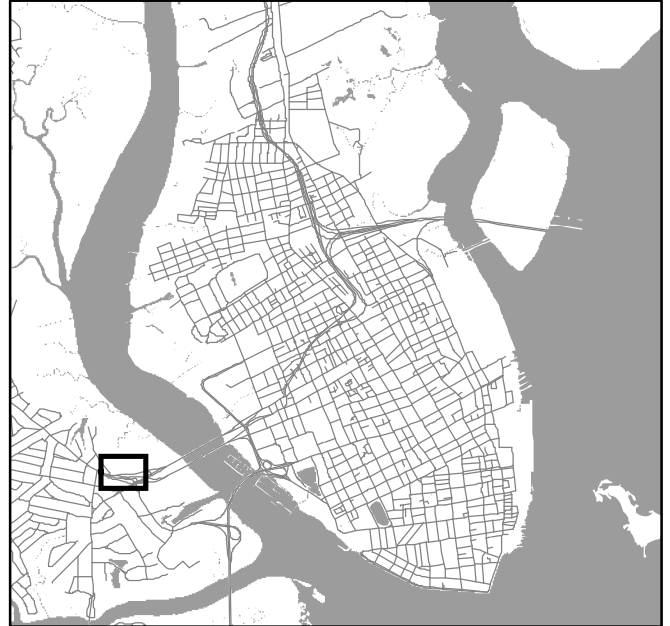
TMS# 4210700031 (a portion)

0.24 ac.

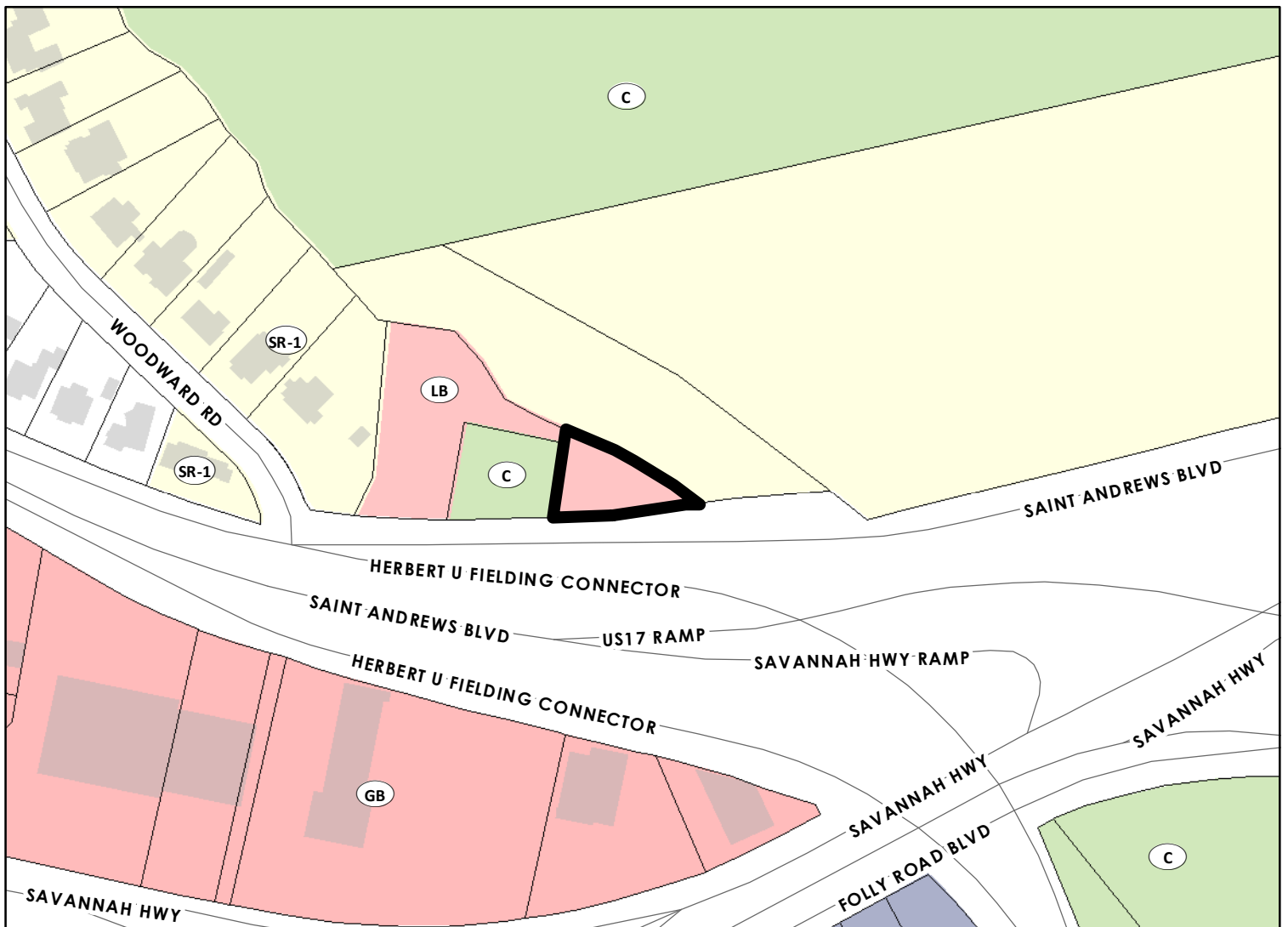
Request rezoning from Limited Business (LB)
to Single-Family Residential (SR-1)
on a portion of the property.

Owner: Cioffi Antonio Trustee ☐
Applicant: Walter Barton

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 1:

**Murraywood Road
(Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 2.71 acres on Murraywood Road on Johns Island. This project consists of the creation of a new right-of-way to serve nine parcels for single-family detached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-1 and STR zone districts. There are no jurisdictional wetlands or critical area on or adjacent to this site. There are grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1) and Single- and Two-Family Residential (STR), which allow single-family and two-family residential uses and allow 4.8 and 7.3 single-family dwelling units per net acre, respectively. The surrounding existing uses include primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Murraywood Rd (Johns Island)

TMS# 3120000026 & 182

2.71 ac.

9 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1)
and Single- & Two-Family Residential (STR).

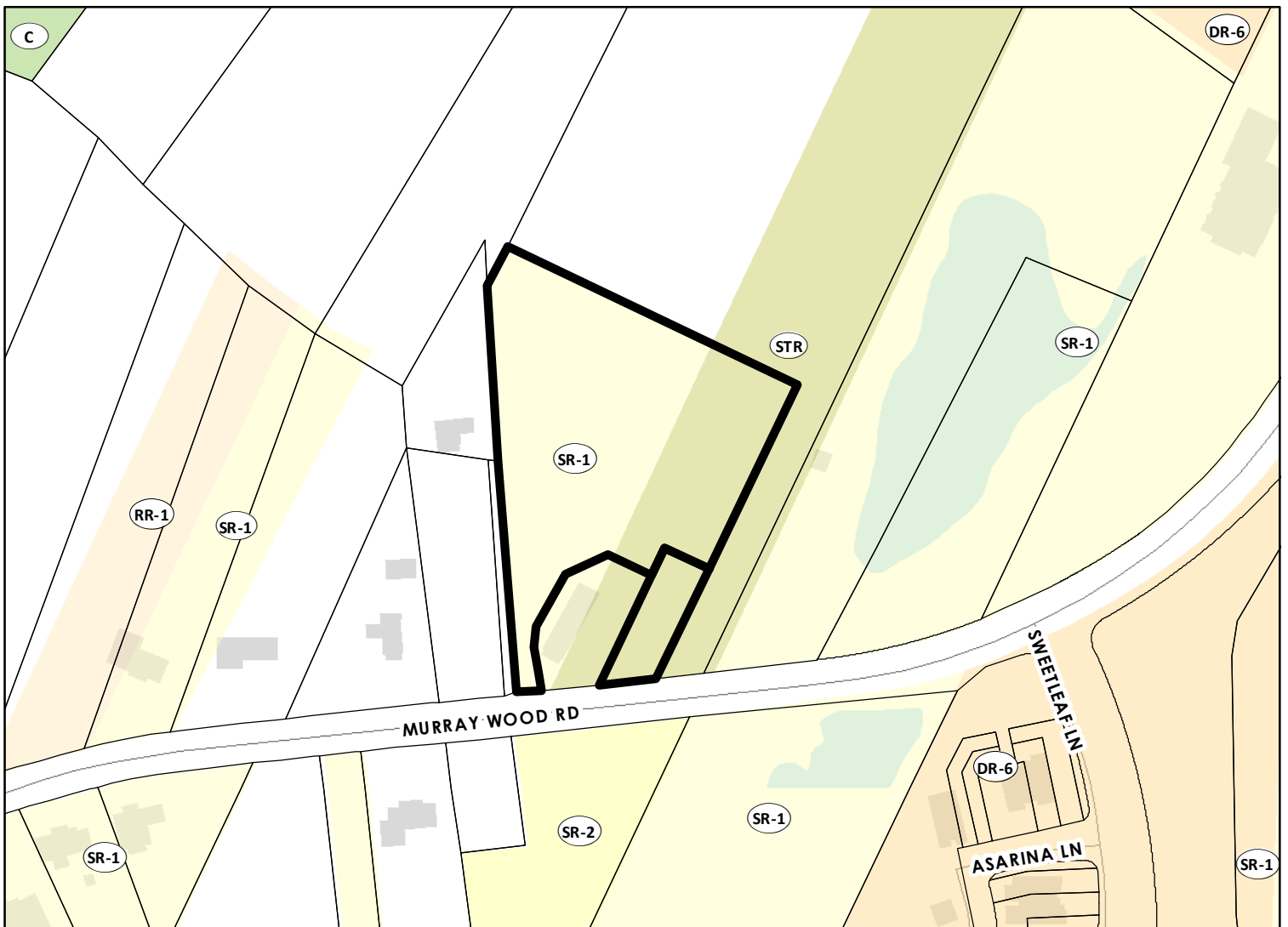
Owner: Mama Lil, LLC

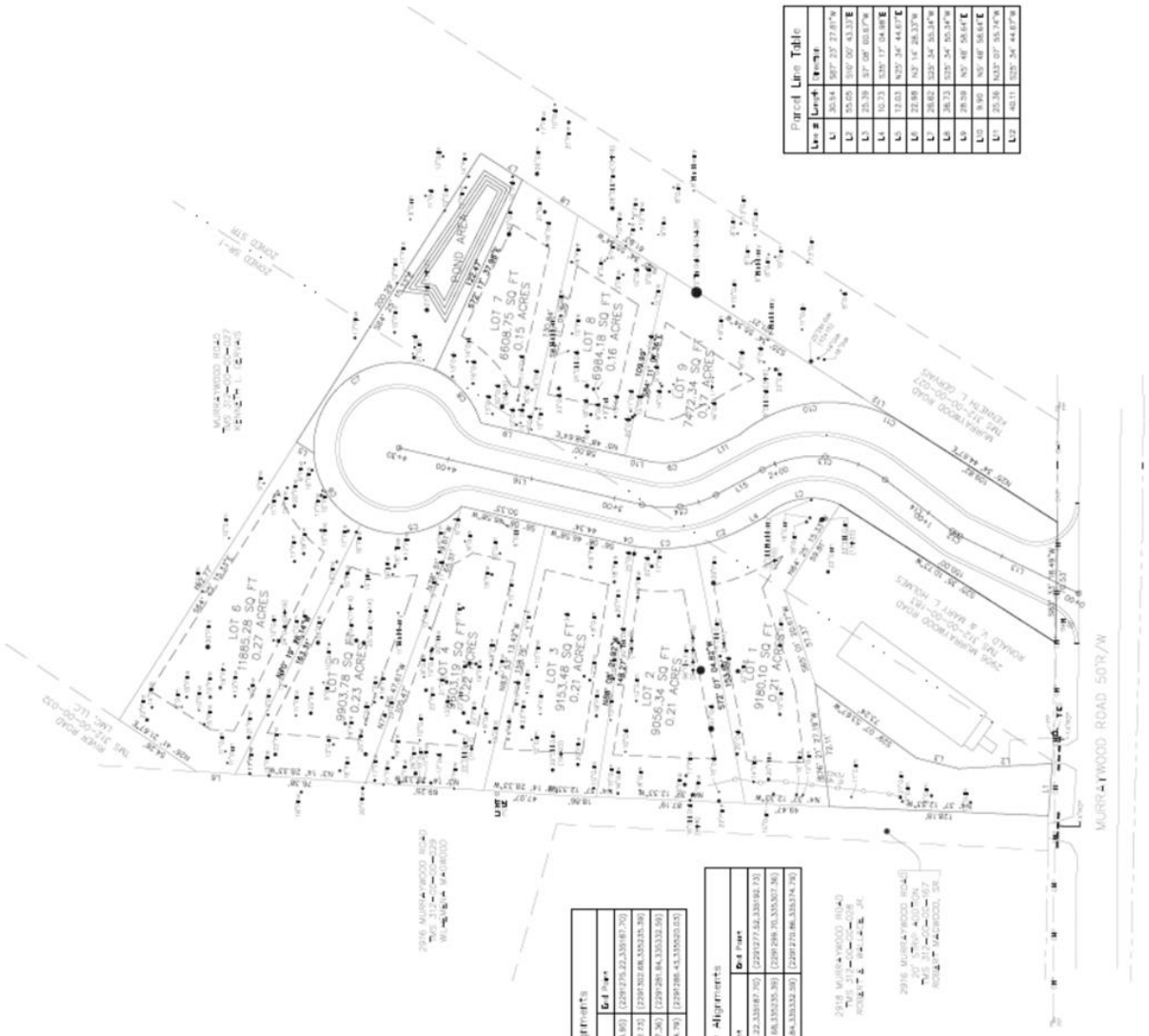
Applicant: Atlantic South Consulting Services

Area



Location





Line Table: Roadway Alignment's			
Line #	Length	Bearing	Station
L1	78.31	N 87° 42' 08.41"E	(229175.22, 330181.75)
L2	69.51	N 87° 37' 48.44"E	(229175.22, 330181.75)
L3	38.31	N 87° 37' 48.44"E	(229175.22, 330181.75)
L4	68.17	N 87° 37' 48.44"E	(229175.22, 330181.75)

Curve Table: Roadway Alignment's			
Curve #	Length	Bearing	Station
C1	35.50	N 84° 37' 38.84"E	(229175.22, 330181.75)
C2	66.29	N 84° 37' 38.84"E	(229175.22, 330181.75)
C3	66.29	N 84° 37' 38.84"E	(229175.22, 330181.75)
C4	66.29	N 84° 37' 38.84"E	(229175.22, 330181.75)

2018 MURRAYWOOD ROAD
TMS 212-00-00-00-00
ROND AVE & ROND AVE, JR.

Parcel Curve Table			
Parcel #	Length	Bearing	Station
C1	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C2	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C3	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C4	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C5	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C6	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C7	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C8	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C9	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C10	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C11	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)
C12	47.74	N 84° 37' 38.84"E	(229175.22, 330181.75)

Parcel Line Table			
Parcel #	Length	Bearing	Station
L1	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L2	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L3	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L4	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L5	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L6	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L7	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L8	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L9	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L10	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L11	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)
L12	20.54	N 87° 37' 48.44"E	(229175.22, 330181.75)



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 3:

**Bennett's Bluff
(Fort Johnson Road – James Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 30.99 acres on Fort Johnson Road on James Island. The proposed subdivision includes the creation of new rights-of-way to serve 86 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-1 zone district. There are jurisdictional wetlands on this site and critical area adjacent to the site, neither of which are proposed to be impacted by this development. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows the single-family residential use with a maximum density of 4.8 dwelling units per net acre. The surrounding existing uses include primarily single-family residential and recreational.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 3

Bennett's Bluff (Fort Johnson Road – James Island)

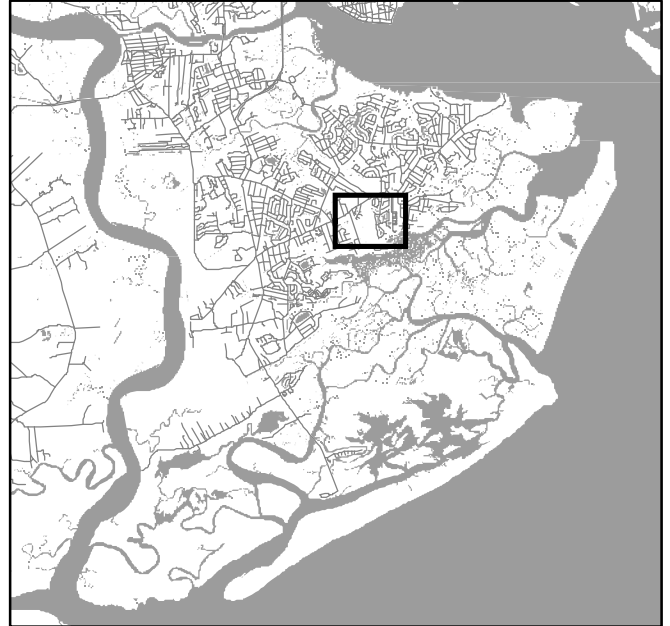
TMS# 4280000013 & 040

30.99 ac.

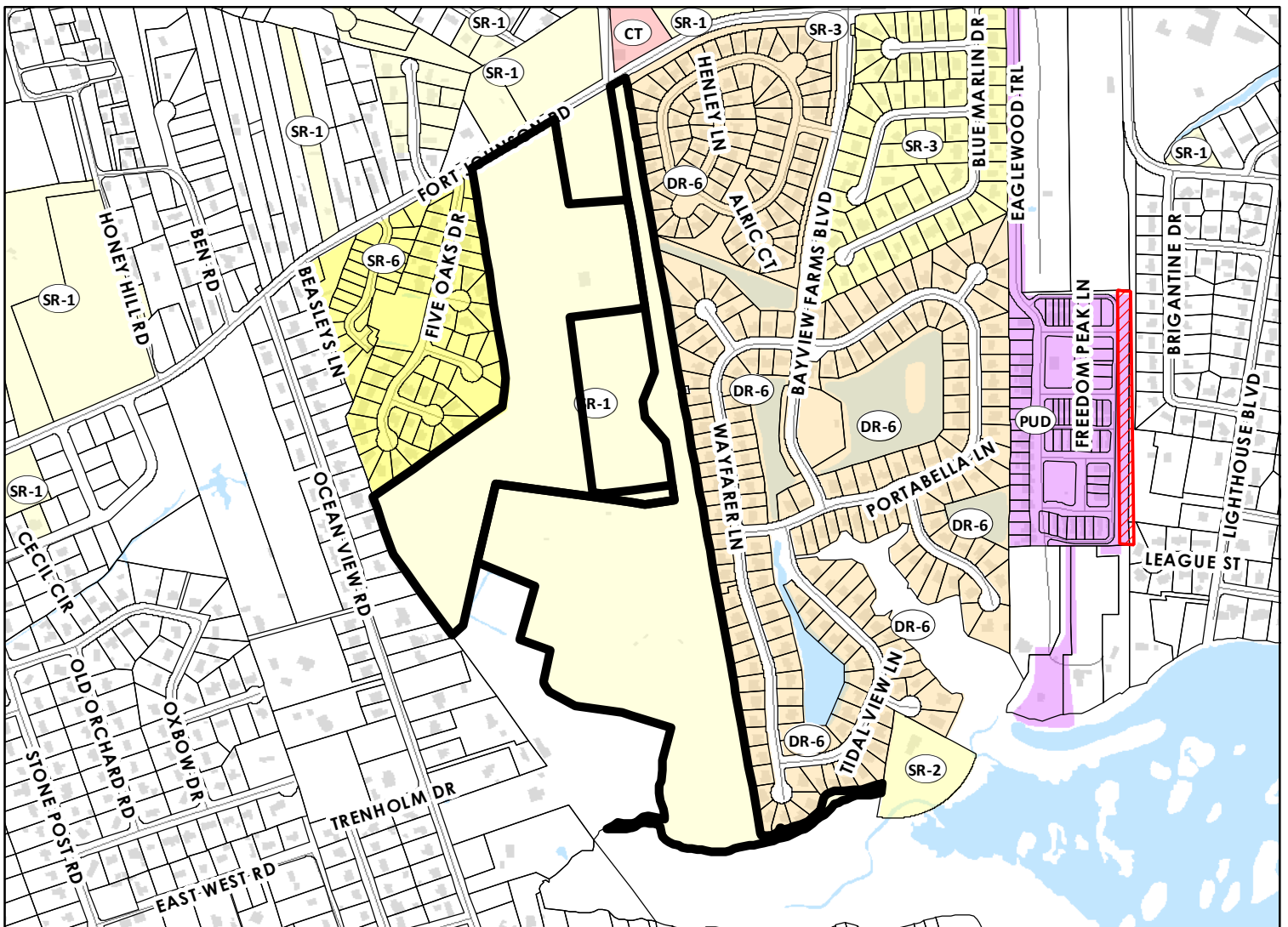
86 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1).

Owner: First Baptist Church
Applicant: Hussey Gay Bell

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 4:

**The Cottage, Phase 3
(River Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for Phase 3 of The Cottages Development, which consists of 15.3 acres on River Road on Johns Island. The proposed subdivision includes the creation of new rights-of-way to serve 60 parcels for single-family detached and attached homes. The proposed rights-of-way are typical for Residential Streets in the PUD and the new parcels conform to the subdivision requirements for new parcels in the PUD. There are jurisdictional wetlands on this site, which are not proposed to be impacted by this development. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Planned Unit Development (PUD), which allows the single-family residential use. The surrounding existing uses include primarily single-family residential.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 4

The Cottages, Phase 3 (River Rd – Johns Island)

TMS# 3120000125

15.3 ac.

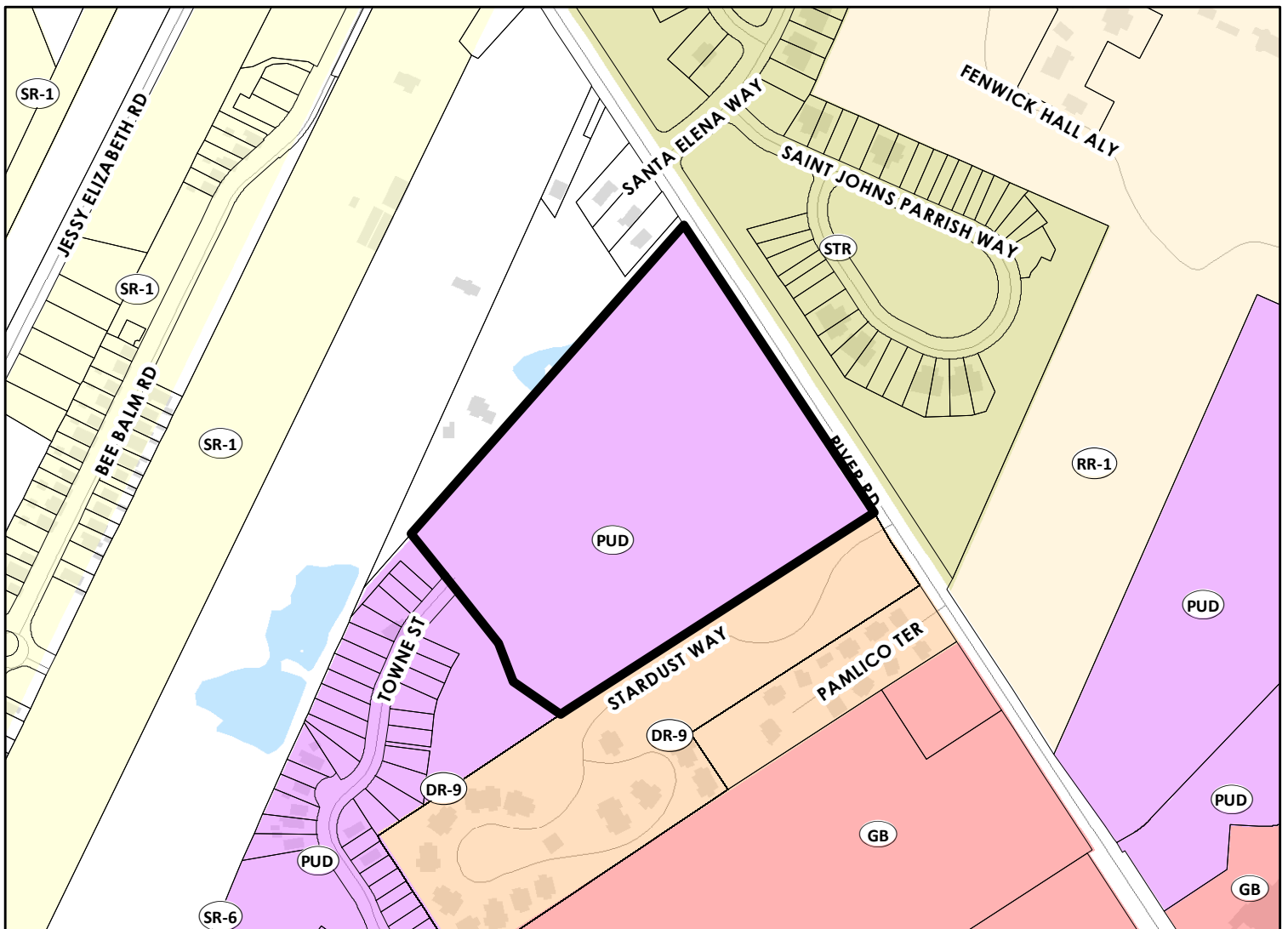
60 lots. Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD).

Owner: Johns Coastal Ventures LLC / D.R. Horton
Applicant: Civil Site Environmental Inc

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 5:

**Woodbury Park, Phases 2 & 3
(Marlin Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for Phases 2 and 3 of the Woodbury Park development. Phases 2 and 3 consist of 17.73 acres between Marlin Road, Killifish Road, and Hamrick Lane on Johns Island and includes the creation of new rights-of-way to serve 59 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-1 zone district. There are non-jurisdictional wetlands on this site that are proposed to be filled. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows the single-family residential use with a maximum density of 4.8 dwelling units per net acre. The surrounding existing uses include primarily single-family residential.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 5

Woodbury Park, Phase 2 (Marlin Rd – Johns Island)

TMS# 3130000048

10.87 ac. 38 lots.

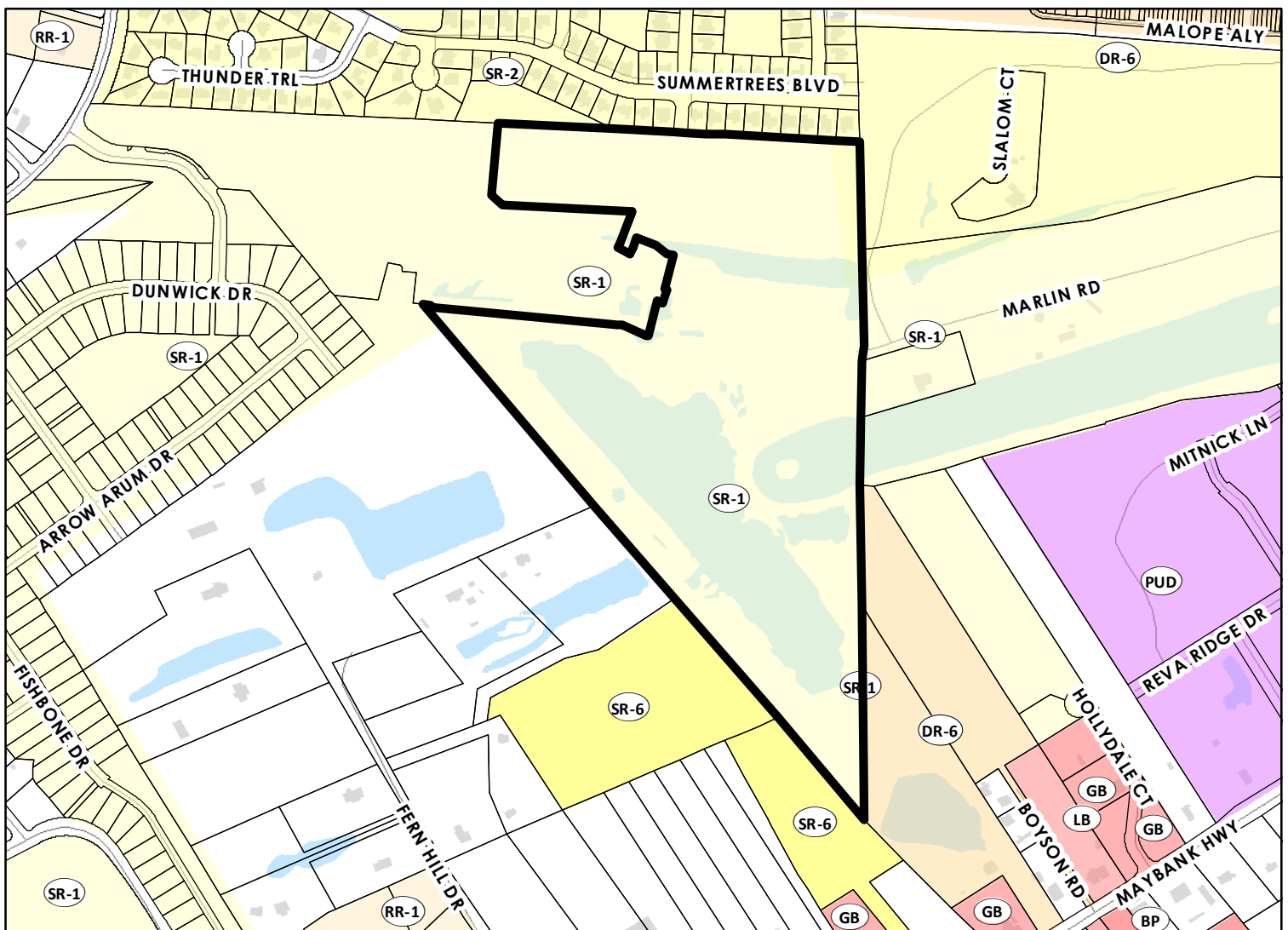
Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1).

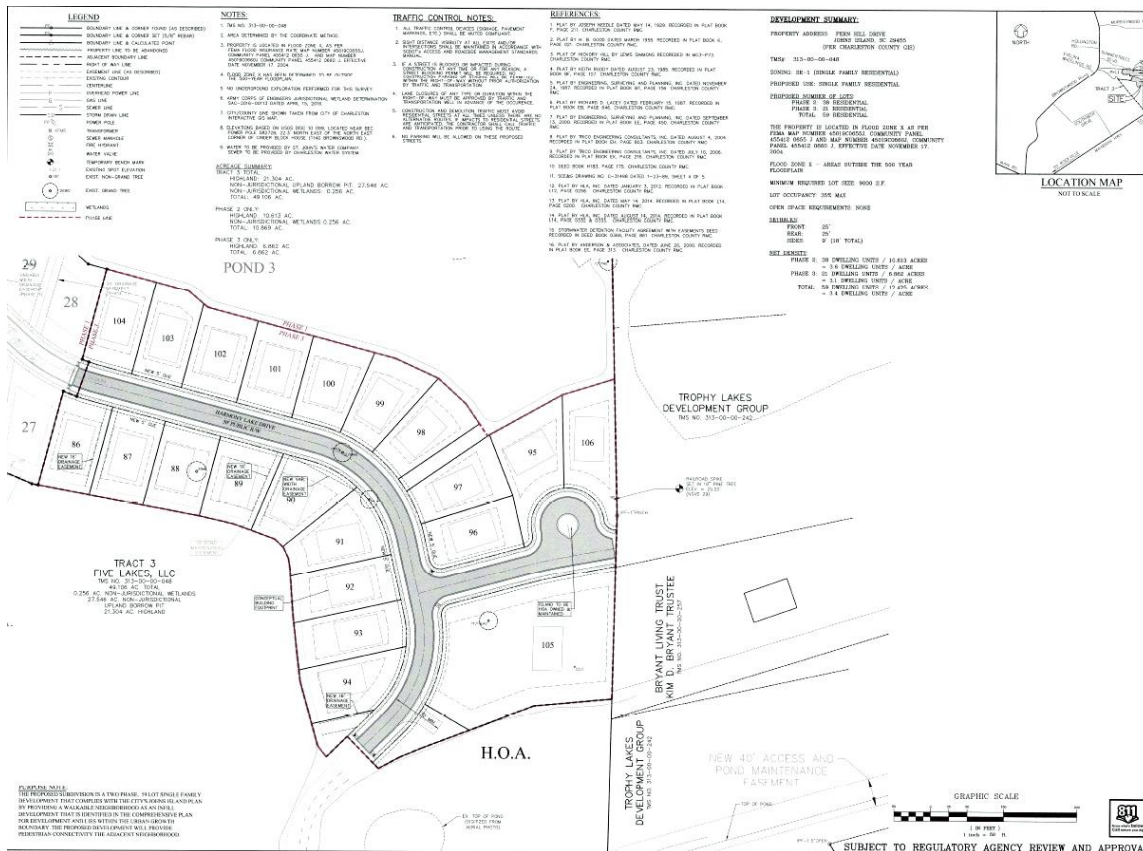
Owner: Five Lakes, LLC
Applicant: HLA, Inc.

Area



Location





**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 6:

**L&M Tract
(Brownswood Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 31.06 acres on Brownswood Road at River Road on Johns Island. The proposed subdivision includes the creation of new rights-of-way to serve 71 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-2 zone district. There are jurisdictional wetlands on this site, impacts to which have been permitted by the USACOE. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-2), which allows the single-family residential use with a maximum density of 4.8 units per acre. The surrounding existing uses include primarily single-family residential and agricultural uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 6

L&M Tract (Brownswood Rd – Johns Island)

TMS# 3120000056, 166, 193 & 194

31.059 ac.

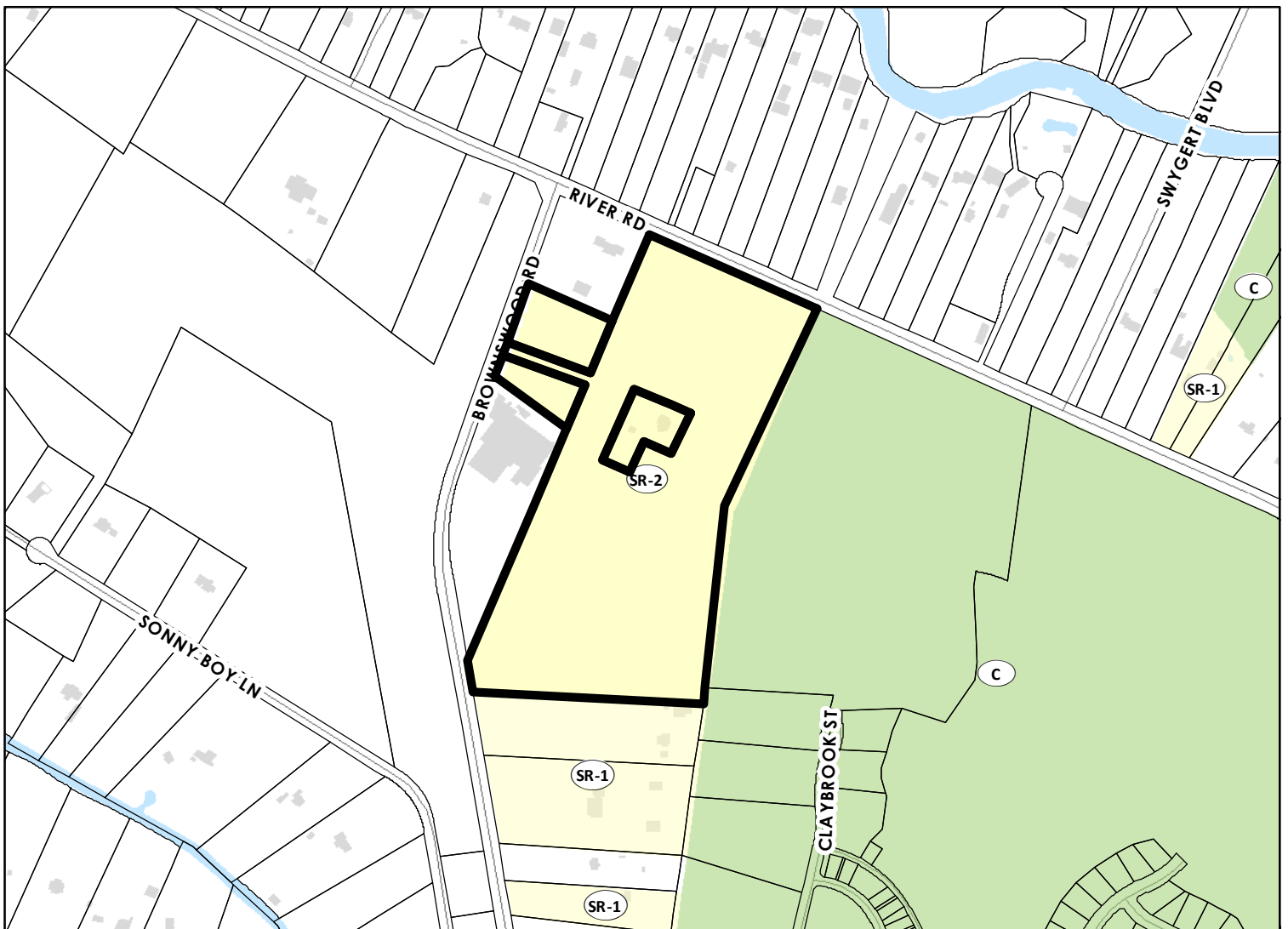
71 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-2).

Owner: L&M Family Associates LLC
Applicant: Seamon, Whiteside & Associates, Inc.

Area



Location





**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 7:

**Avenue of Oaks
(5th Avenue – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 9.99 acres on 5th Avenue in West Ashley. This project consists of the creation of a new right-of-way to serve 42 parcels for single-family detached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Alleys and the new parcels conform to the subdivision requirements for new parcels in cluster development. There are jurisdictional wetlands and critical area on and adjacent to this site, neither of which are proposed to be impacted by this development. There are many grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows the single-family residential use and the cluster development with a maximum of 4.8 dwelling units per acre. The surrounding existing uses include primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 7

Avenue of Oaks (5th Ave – West Ashley)

TMS# 4180600028 & 115

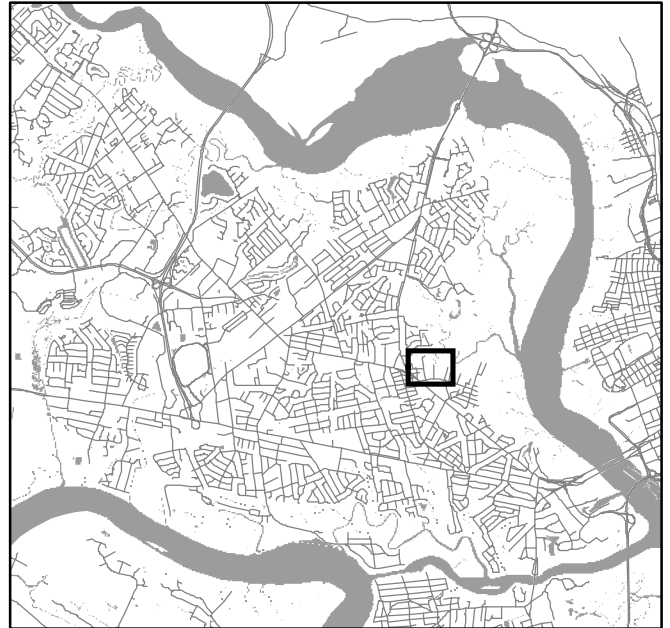
9.99 ac. 42 lots.

Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1).

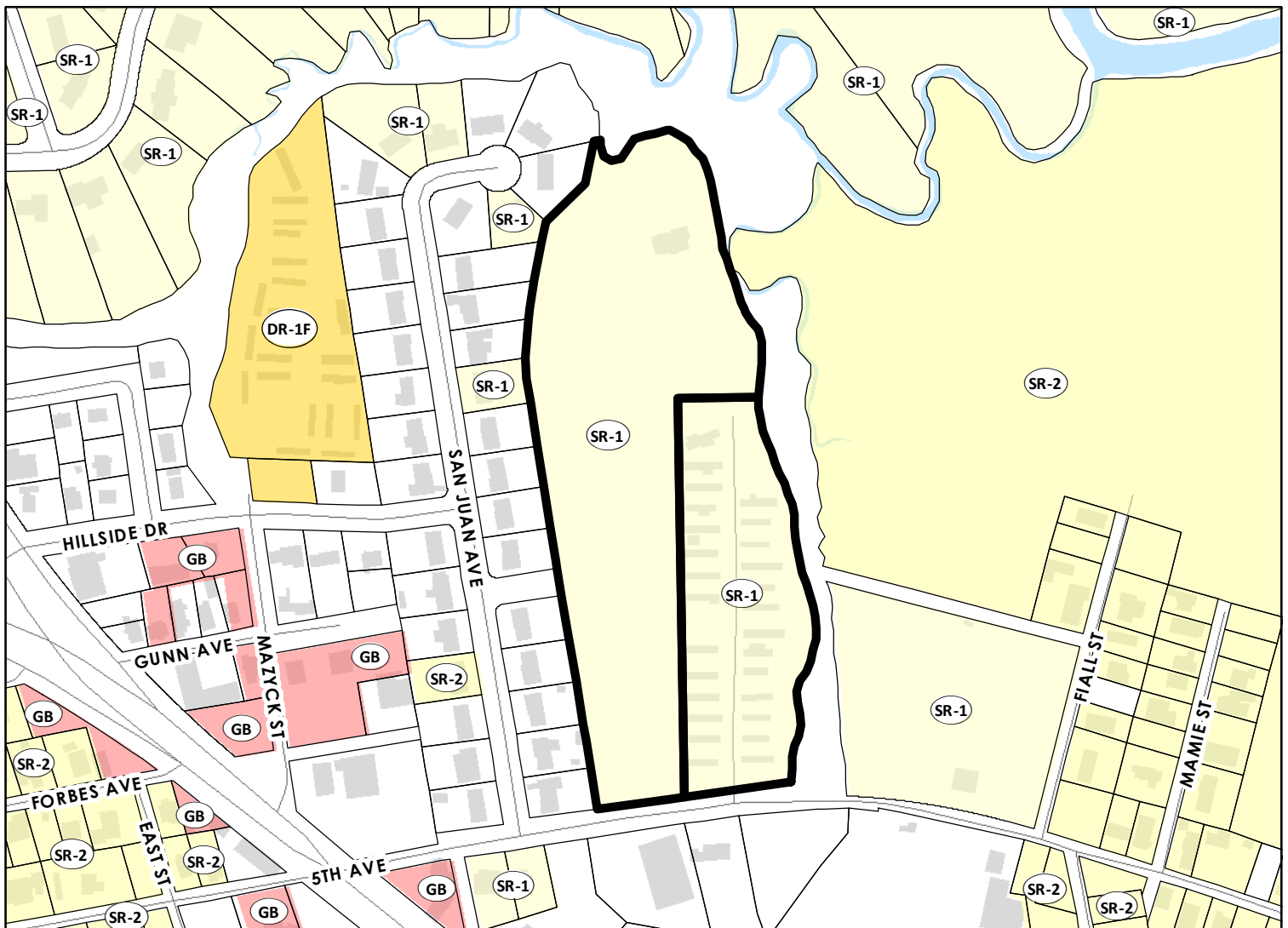
Owner: Crescent Homes LLC

Applicant: Seamon, Whiteside & Associates, Inc.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Subdivision 8:

**Farr Street Extension
(Daniel Island)**

BACKGROUND

The applicant is requesting approval of a revised subdivision concept plan for 12.66 acres between the existing sections of Farr Street on Daniel Island. The proposed subdivision includes the completion of the Farr Street right-of-way and the creation of two buildable parcels and one open space parcel. The proposed right-of-way is typical for Local Residential Streets on Daniel Island and the new parcels conform to the subdivision requirements for new parcels in the DI-R zone district. There are no jurisdictional wetlands on this site, but there is critical area adjacent to the site, which is not proposed to be impacted by this development. There are also grand trees on the site, impacts to which will have to be approved by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island Residential (DI-R), which allows the extension of the right-of-way. The surrounding existing uses include primarily institutional and residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 8

Farr St Extension (Daniel Island)

TMS# 2750000182

12.66 ac.

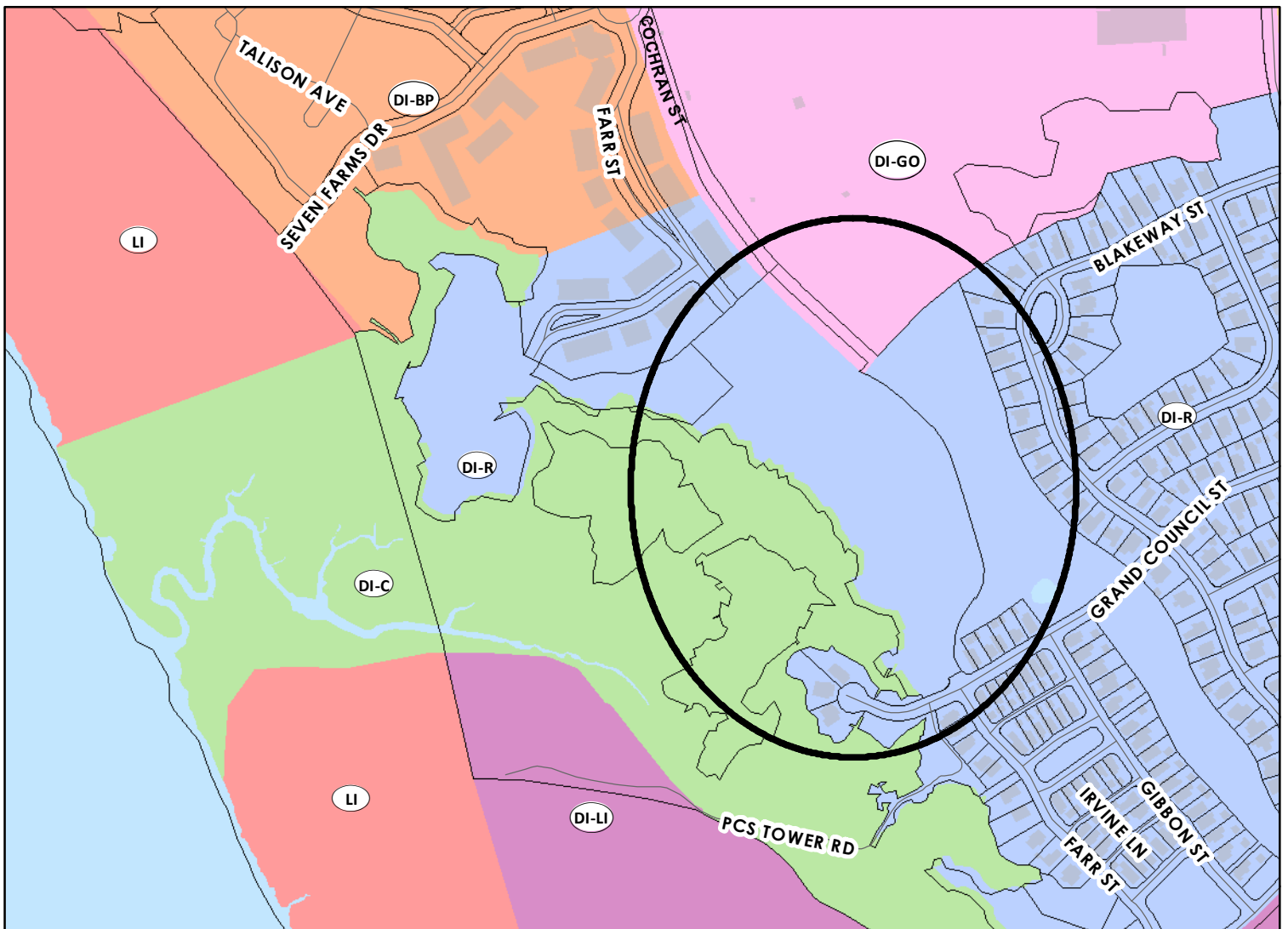
3 lots. Request subdivision concept plan approval.
Zoned Daniel Island Residential (DI-R).

Owner: Greystar GP II LLC
Applicant: Seamon, Whiteside & Assoc. Inc

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 15, 2017

Zoning 1 :

2935 Maybank Hwy (Johns Island)

BACKGROUND

The subject properties are pending annexation into the City and the property owner is requesting a zoning of Residential Office (RO). The property is zoned Single-Family Residential (R-4) in Charleston County. Surrounding zonings include Planned Unit Development (PUD), Residential Office (RO) and Single-Family Residential (SR-1) in the City and Planned Development (PD) and R-4 in Charleston County. The subject properties are surrounded by apartments (Shade Tree), large-acre lots and single-family homes. One of the properties is occupied by a single-family home set far back from Maybank Highway and the other property is undeveloped.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is predominately residential but has a mix of uses especially on major roads. Given the existing pattern of development in the surrounding area, the proposed Residential Office (RO) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

2935 Maybank Hwy and adjacent vacant lot
(Johns Island)

TMS# 3130000091 & 089

4.60 ac.

Request zoning of Residential Office (RO).

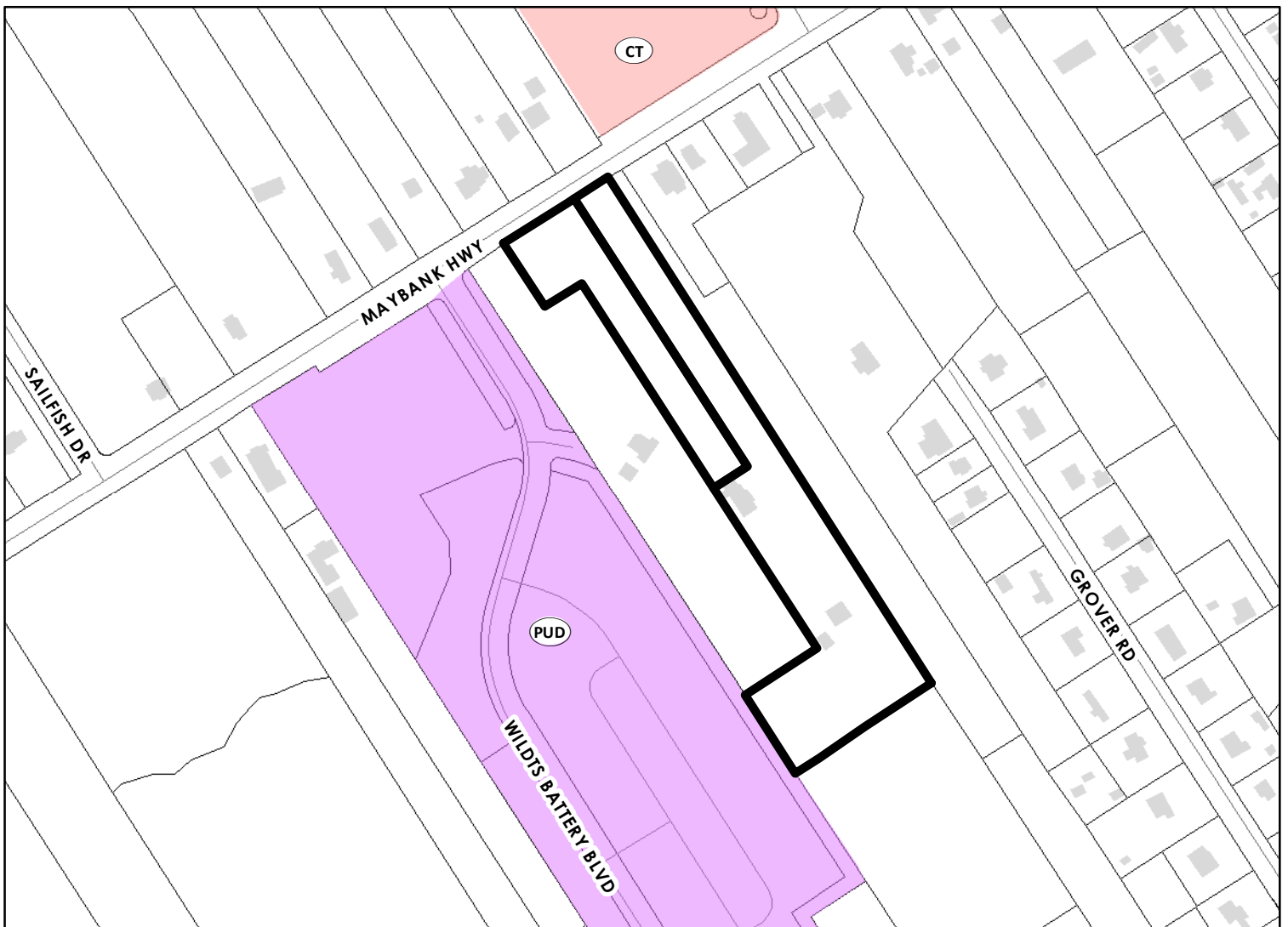
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: James Coyne and Laura VanderMoere

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Zonings 2 through 5 :

Recently Annexed Properties on James Island

BACKGROUND

The following zoning items are located on **James Island** area of the City and were recently annexed or the annexation is pending. The property is zoned Special Management (S-3) in Charleston County. The property is surrounded by SR-1 zoning in the City and S-3 zoning in Charleston County. The property is surrounded by single-family homes on large lots, and undeveloped lots of varying size.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
	<u>James Island</u>				
2.	1524 Grimball Road Ext	0.58	Single-Fam Residential	S-3	SR-1
3.	Vacant lot off Folly Road	0.99	Vacant Residential Lot	S-3	SR-1
4.	1524 Grimball Road Ext	0.41	Single-Fam Residential	S-3	SR-1
5.	Grimball Rd at Cooper Judge	1.19	2 Vacant Residential Lots	S-3	SR-1

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Rural** which is characterized by low residential density and agricultural uses. The properties are located just outside of the City's Urban Growth Boundary in an area of James Island that has a semi-rural and suburban context, but has seen some suburban residential development of late. Given the existing zoning and existing pattern of development in the surrounding area the Single-Family Residential (SR-1) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 2 THROUGH 5

Zoning 2

1524 Grimball Road Ext (James Island)

TMS# 4270000085

0.58 ac.

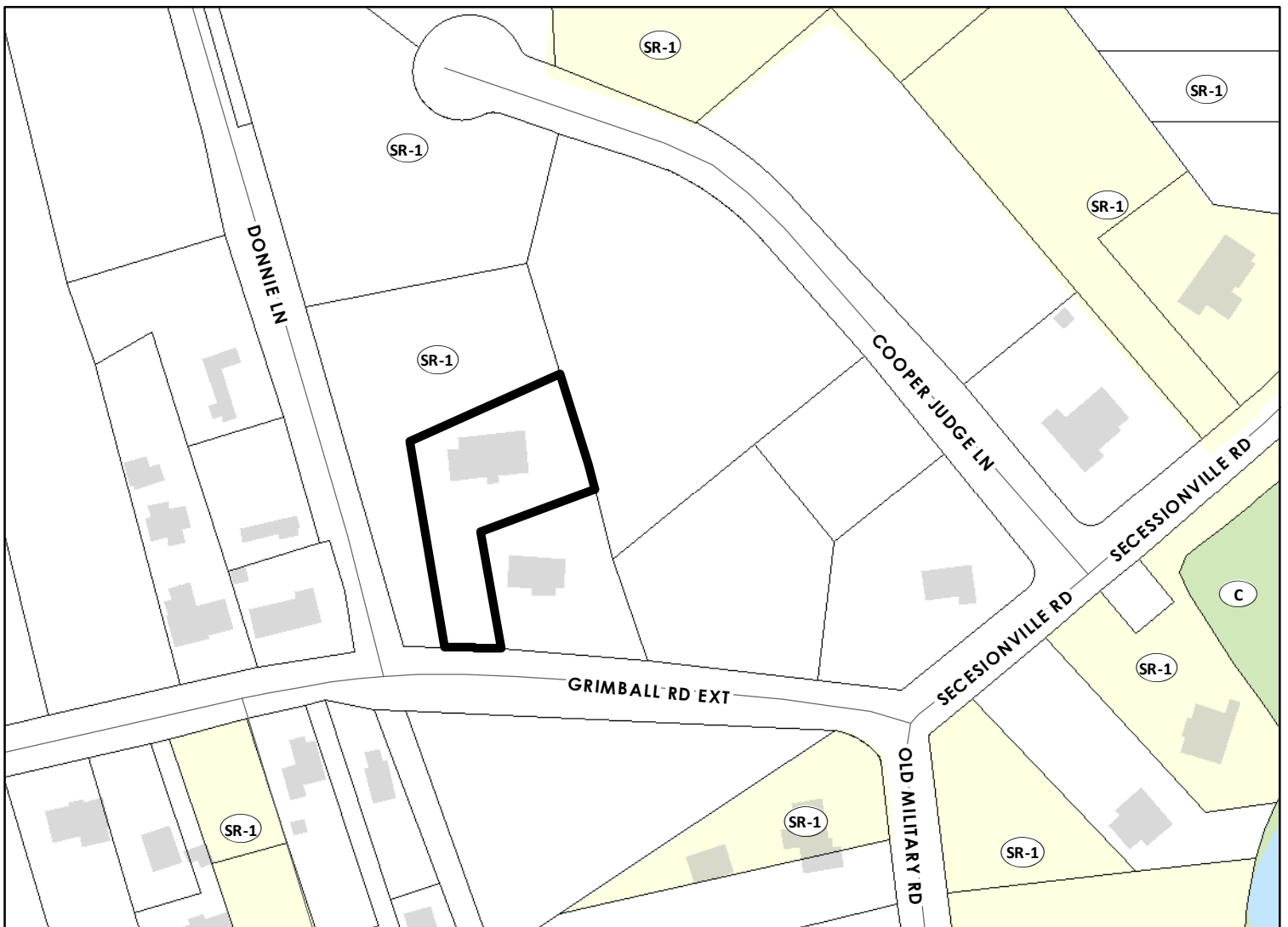
Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3)
in Charleston County.

Owner: Clyde and Carol Smalls

Area



Location



Zoning 3

Vacant lot off Folly Rd (James Island)

TMS# 4270000114 – 0.99 ac.

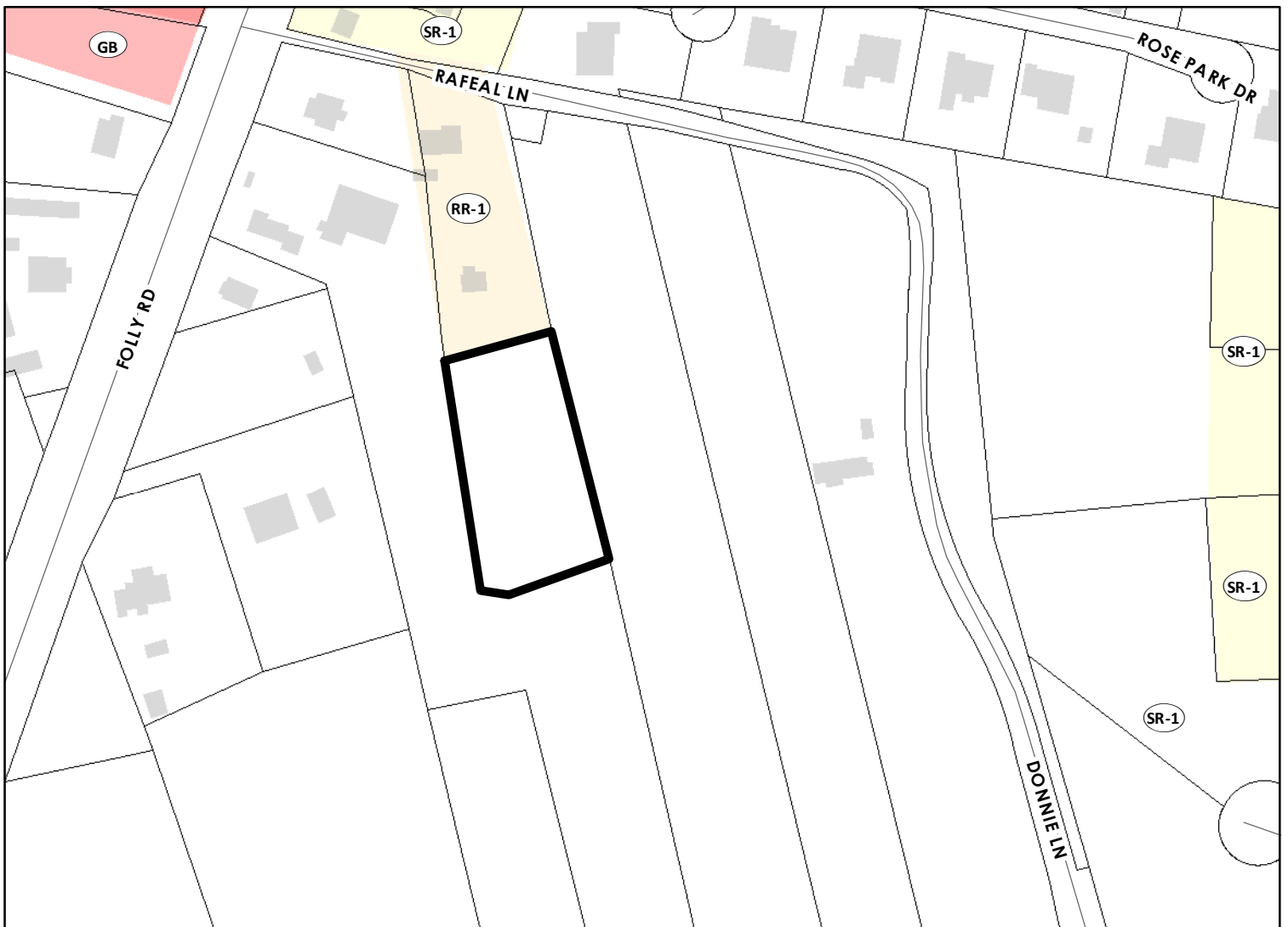
Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3)
in Charleston County.

Owner: Clyde and Carol Smalls

Area



Location



Zoning 4

1522 Grimball Road Ext (James Island)

TMS# 4270000008 – 0.41 ac.

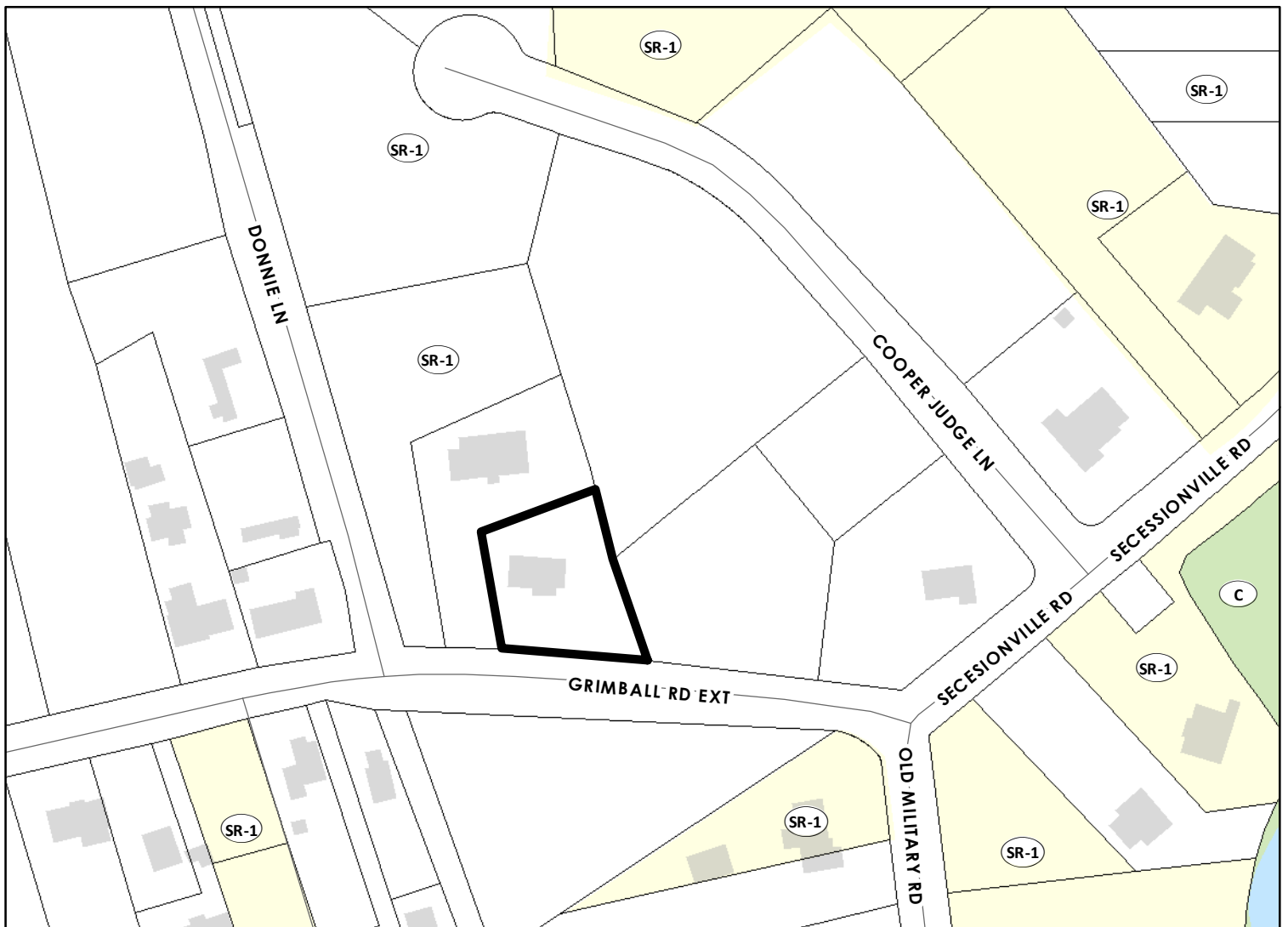
Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3)
in Charleston County.

Owner: Francina Backman

Area



Location



Zoning 5

Grimball Road Ext & Cooper Judge Ln (James Island)

TMS# 4270000081 & 113

1.19 ac.

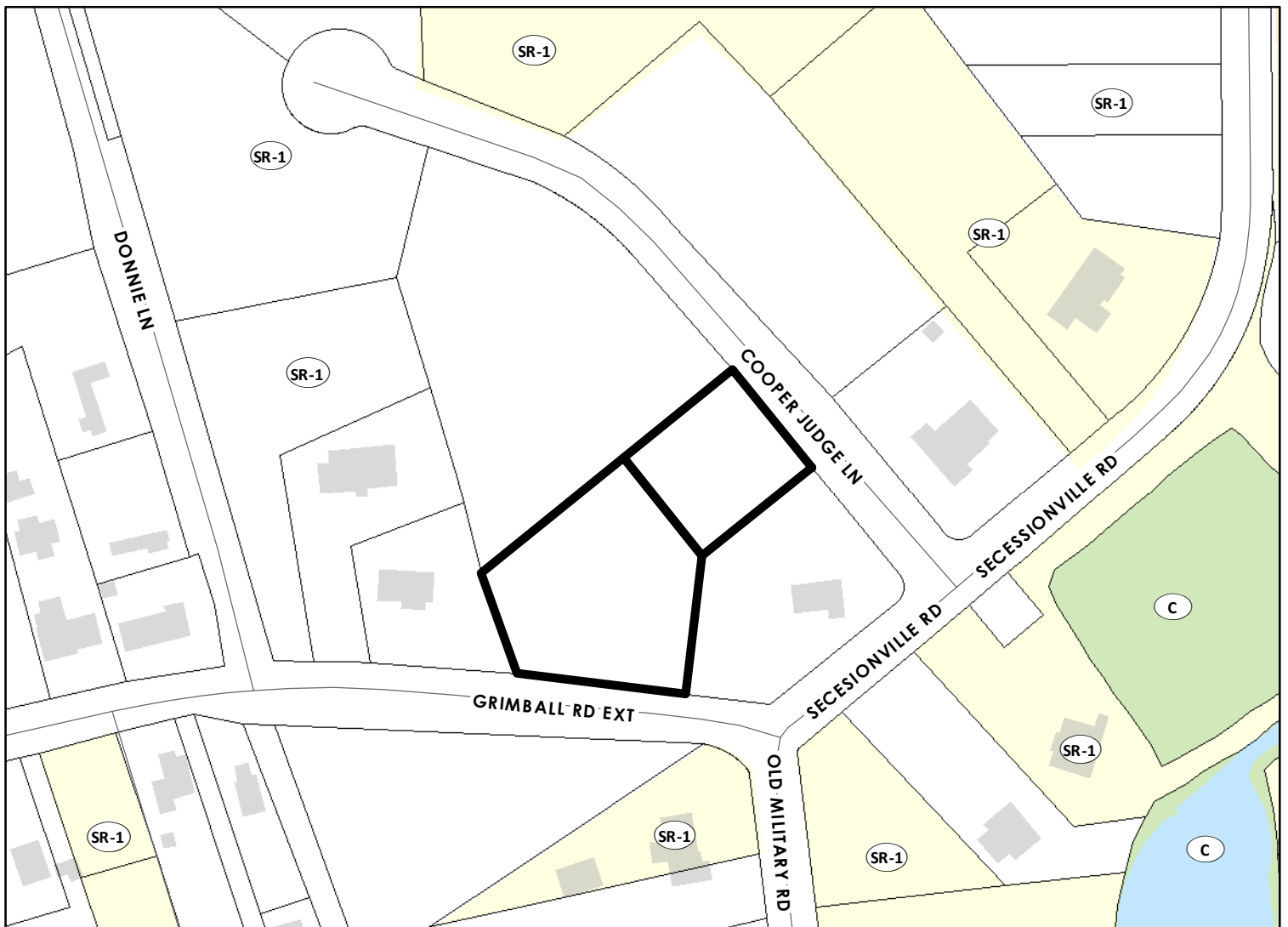
Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3)
in Charleston County.

Owner: JJR Development LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Ordinance Amendment 1 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add provisions allowing the repair, replacement or relocation of non-conforming off premises signs along Interstate System Roads under certain conditions.

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND SECTION 54-420 OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO ADD PROVISIONS ALLOWING THE REPAIR, REPLACEMENT OR RELOCATION OF NON-CONFORMING OFF PREMISES SIGNS ALONG INTERSTATE SYSTEM ROADS UNDER CERTAIN CONDITIONS

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Article 4, Part 4, Section 54-420 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in double underlined and deleted text with ~~strikethrough~~):

“PART 4 - NON-CONFORMING SIGNS

Sec. 54-420. - Non-conforming signs.

a. Signs legally existing on ~~the effective date of this ordinance~~ May 17, 2005, that do not conform to the provisions of this Article, shall be considered non-conforming signs and may continue in use only as provided in this section. Provided, however, that this non-conforming use protection shall not apply to any sign established in violation of, or amortized pursuant to, the Zoning Ordinance previously in effect, unless such sign now conforms with the provisions of this Article. For the purposes of this section, the term "sign" shall include the sign face and the structure on which the sign face is attached.

b. Abandonment of use.

1. A non-conforming sign that has been abandoned shall be removed within ninety (90) days of written notification thereof, and shall not thereafter be reestablished, except in conformity with the provisions of this Article.
2. A sign has been abandoned if it is not being maintained as required by the regulations, or which is overgrown by trees or other vegetation not on the highway right-of-way, or which has had obsolete advertising messages or no advertising messages for a period of six (6) months, or for which a permit has not been obtained or is not current.

c. Restoration of damaged non-conforming signs.

1. Any non-conforming sign damaged by more than fifty (50) percent of its reasonable replacement cost at the time of damage assessment, either through neglect, deferred maintenance or normal wear and tear over a period of time, or by fire, flood, explosion, wind, hurricane, tornado,

earthquake, war, riot, or other act of God, shall not be restored or reconstructed and used as before such damage, unless in conformity with the provisions contained herein.

2. If less than fifty (50) percent of the sign is damaged, it may be repaired and used as before, provided that such repair is completed within six (6) months of such happenings.
3. The percentage of damage shall be calculated by dividing the estimated cost of restoring the sign to its pre-damaged condition by its reasonable replacement cost.

d. Alterations to non-conforming freestanding signs. Any non-conforming freestanding sign altered by the modification of the size or shape of its cabinet(s) or frame(s) containing the sign face, or complete or partial removal of its cabinet(s) or frame(s) containing the sign face shall be made to conform to the provisions of this article.

e. Off Premises Signs. Non-conforming off premises signs, except for non-conforming off premises signs located along Federal Aid Primary Roads, Interstate System Roads, and National Highway System Roads, shall be amortized and the non-conforming use discontinued as provided in Table 1.1, of this section, ~~except if the use of such off premises sign cannot be amortized due to its proximity to a Non-conforming off premises signs located along a Federal Aid Primary Road, Interstate System Road or National Highway System Road then the non-conforming off premises sign shall be discontinued if abandoned as delineated in 54-520(b) 54-420(b).~~ Non-conforming off premises signs located along a Federal Aid Primary Road or National Highway System Road, if damaged more than fifty percent as delineated in ~~54-520(e) 54-420(c)~~, in which case such non-conforming use shall be permanently ended and discontinued and the remaining portions of the off premises sign removed. Non-conforming off premises signs located along Interstate System Roads may be subject to the provisions of Section 54-420(f).

Amortization of non-conforming off premises signs, except for non-conforming signs located along Federal Aid Primary Roads, Interstate System Roads, and National Highway System Roads ~~not subject to protection by reason of its proximity to federal aid primary road, interstate, highway or national highway system~~ shall be subject to the following:

1. Non-conforming off premises signs shall be removed or otherwise made to conform to the provisions of this Article within the number of years set forth in Table 1.1: Amortization Schedule, which shall begin to run on the date of enactment of this Ordinance.
2. The amortization period for non conforming off premises signs subject to this Ordinance by reason of annexation by the city after the enactment of this Ordinance shall begin to run on the date of annexation.
3. The amortization period set forth in Table 1.1 shall be conclusively presumed to have provided just compensation to the owner of the off premises sign and the owner of the real property on which the off premises sign is located for any property interest impacted by this Ordinance.
 - a. Provided, however, that if any amortization period is declared invalid and it is ordered or determined that the city is required to pay funds as compensation, that the city shall have the option to allow the off premises sign to continue in existence as a non-conforming use without

payment of such funds until, in its sole discretion, the city determines that adequate funds exist to remove the off premises sign.

- b. The failure of the city to remove any off premises sign shall not be construed as a waiver by the city to exercise any such rights in the future or demand strict compliance with the provisions of this Ordinance.

f. Non-conforming Interstate System Road Signs. Notwithstanding any other provision in this Chapter to the contrary, all non-conforming off premises signs along Interstate System Roads existing on the effective date of this ordinance shall be permitted to remain in existence, and may be repaired, replaced, or relocated if the following requirements are met:

1. There shall be no increase in the size or number of sign faces (except that the practice of using cutouts, embellishments, or add-ons, which increase the size of a sign face by up to 150 square feet shall continue to be permitted) and there shall be no change in the orientation of sign faces in relation to the Interstate System Road on which they are located which would make them visible from another road or highway.
2. The existing height of a sign above the adjacent roadbed, excluding ramps, shall not be increased.
3. Signs that are not illuminated on the effective date of this ordinance shall not thereafter be illuminated.
4. For a non-conforming Interstate System sign to be approved for relocation, the relocation shall meet the following requirements:
 - a. The relocation is necessitated due to an approved and funded widening or relocation of an Interstate System Road or ramp therefrom;
 - b. The new location of the sign shall be within 500 feet of the sign location on the effective date of this ordinance and along the same Interstate System Road;
 - c. The new location shall maintain a minimum separation distance of 500 feet from the nearest residentially zoned property, except that an existing sign located within 500 feet of a residentially zoned property on the effective date of this ordinance may be relocated if the new location maintains or exceeds the minimum distance the existing sign is located from a residentially zoned property;
 - d. The new location shall not increase the impact of the sign on marsh vistas or historical resources; and
 - e. the new location shall have a zoning of HI, LI or GB.”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord, 2017,
and in the ____th Year of the Independence of
the United States of America

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council

First Revision

**CITY OF CHARLESTON
PLANNING COMMISSION**

March 15, 2017

Ordinance Amendment 2 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the peninsula portion of the City in accordance with the maps attached to this ordinance.

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

RECOMMENDATION TO BE DETERMINED PRIOR TO THE MARCH 30, 2017 SPECIAL
PLANNING COMMISSION MEETING

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY REVISING SECTION 54-220 (B) (1) (E) (15) PERTAINING TO LIMITS ON THE NUMBER OF ROOMS IN FACILITIES; AND BY CHANGING THE MAP PERTAINING TO THE ACCOMMODATIONS OVERLAY ZONE DISTRICT IN THE PENINSULA PORTION OF THE CITY IN ACCORDANCE WITH THE MAPS ATTACHED TO THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Section 54-220 (b) (1) (e) (15) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

- (15) the number of rooms in the facility; provided however that the number of rooms in a facility shall not exceed 50 in areas designated "A-1" on the zoning map; 180 in areas designated "A-2" on the zoning map; 225 in areas designated "A-3" on the zoning map; 100 in areas designated "A-4" on the zoning map; 150 in areas designated "A-5" on the zoning map; ~~and 69 in areas designated "A-6" on the zoning map; and 175 in areas designated "A-7" on the zoning map;~~ and further provided that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north, the number of rooms in a facility may exceed 50 if the facility is a full-service hotel that provides 20,000 or more square feet of meeting and conference space, and an on-site restaurant that serves breakfast, lunch and dinner seven days a week;

Section 2. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended, by changing the Accommodations Overlay Zone District in the peninsula portion of the City in accordance with the map attached to this Ordinance.

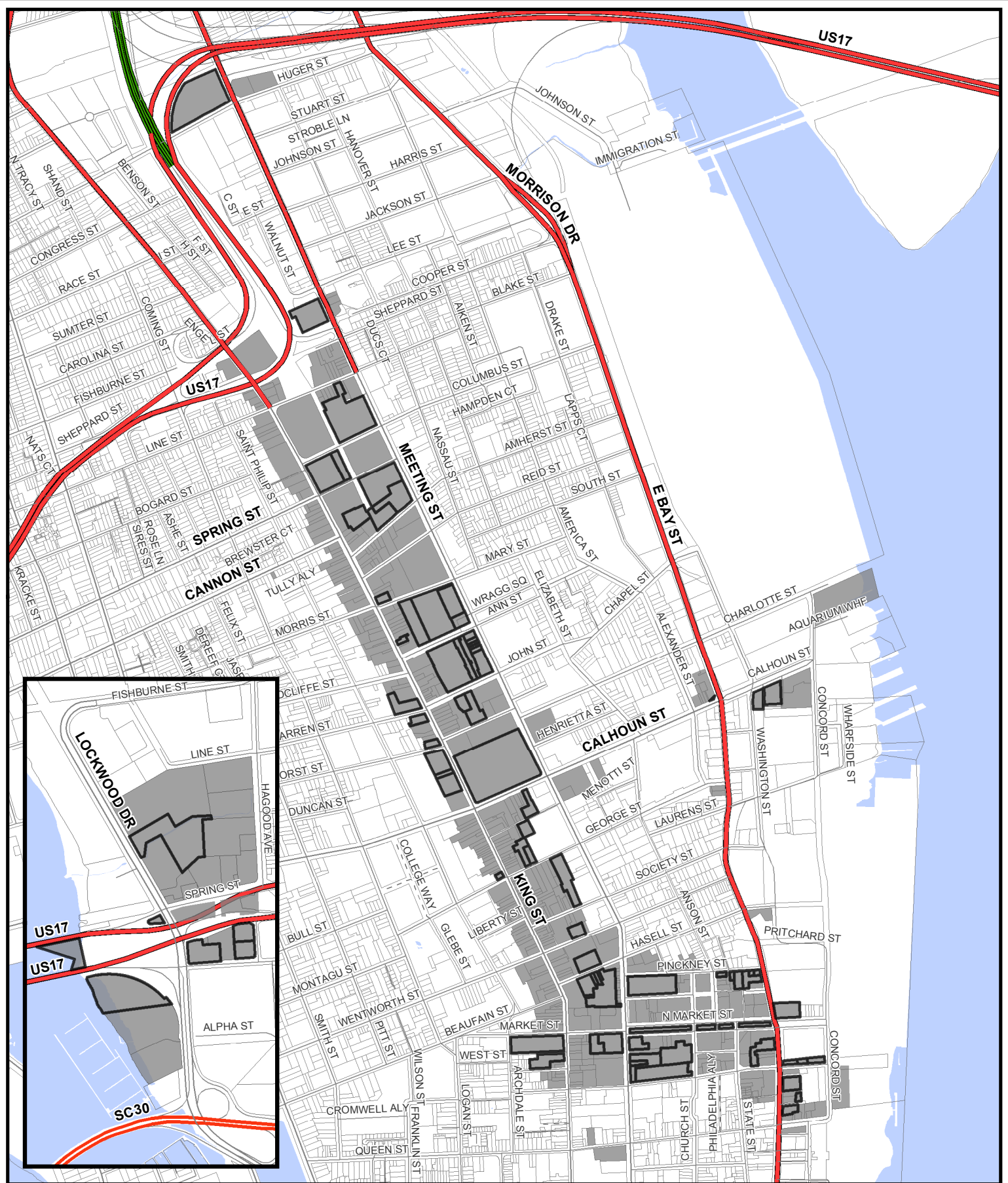
Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2017, and in the ____ Year of the Independence of the United States of America

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner-Maybank
Clerk of Council



City of Charleston
Dept. of Planning, Preservation &
Sustainability
2 George St, Third Floor
Charleston, SC 29401
www.charleston-sc.gov

Date: 2/16/2017

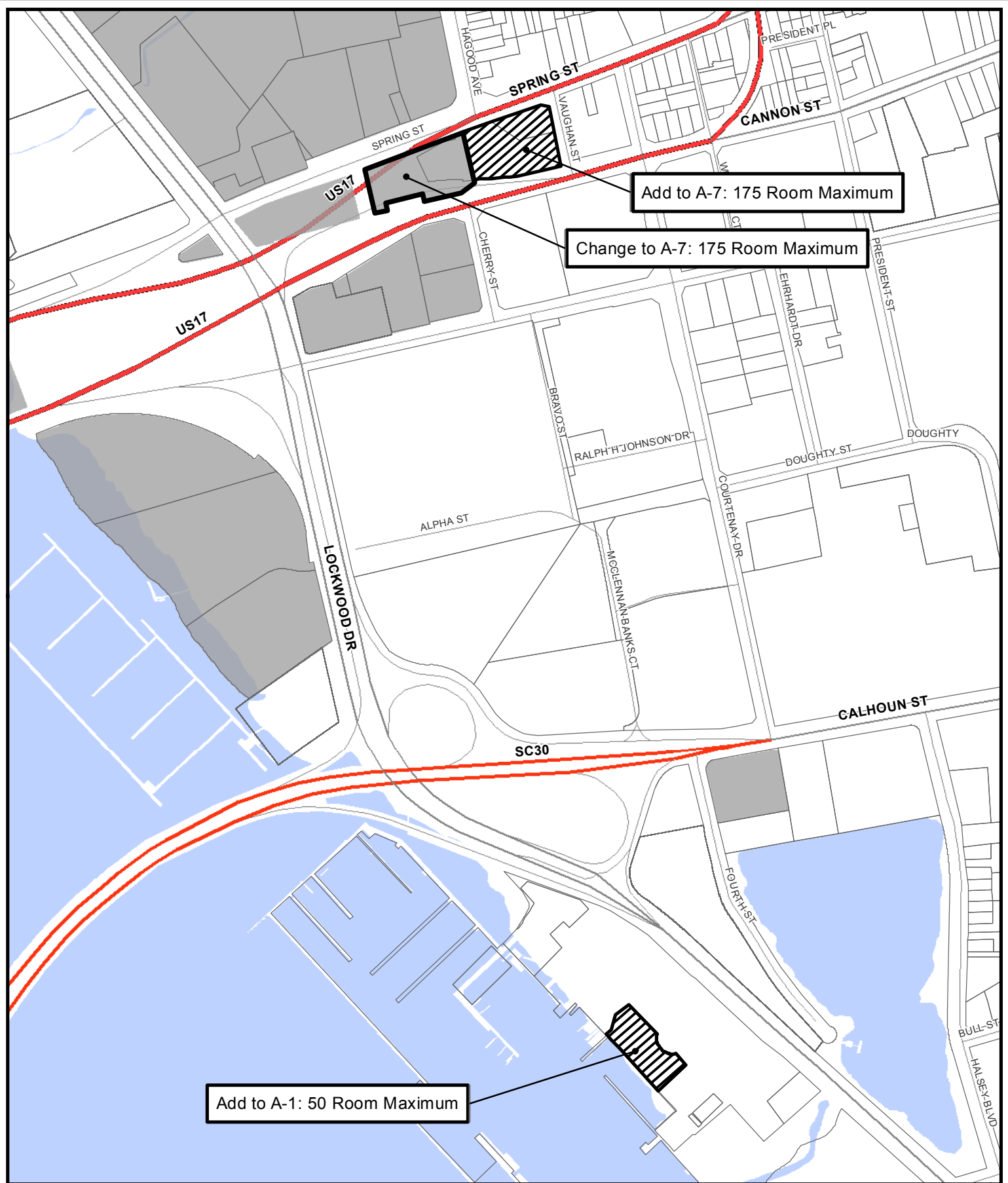
Accommodations Overlay Zone Map

- Recommended Removal from Accommodations Overlay Zone
- Property Lines
- Current Accommodations Overlay Zone



1 inch = 1,100 feet





0 550 1,100
Feet



City of Charleston
 Dept. of Planning, Preservation &
 Sustainability
 2 George St, Third Floor
 Charleston, SC 29401
www.charleston-sc.gov

Date: 2/16/2017

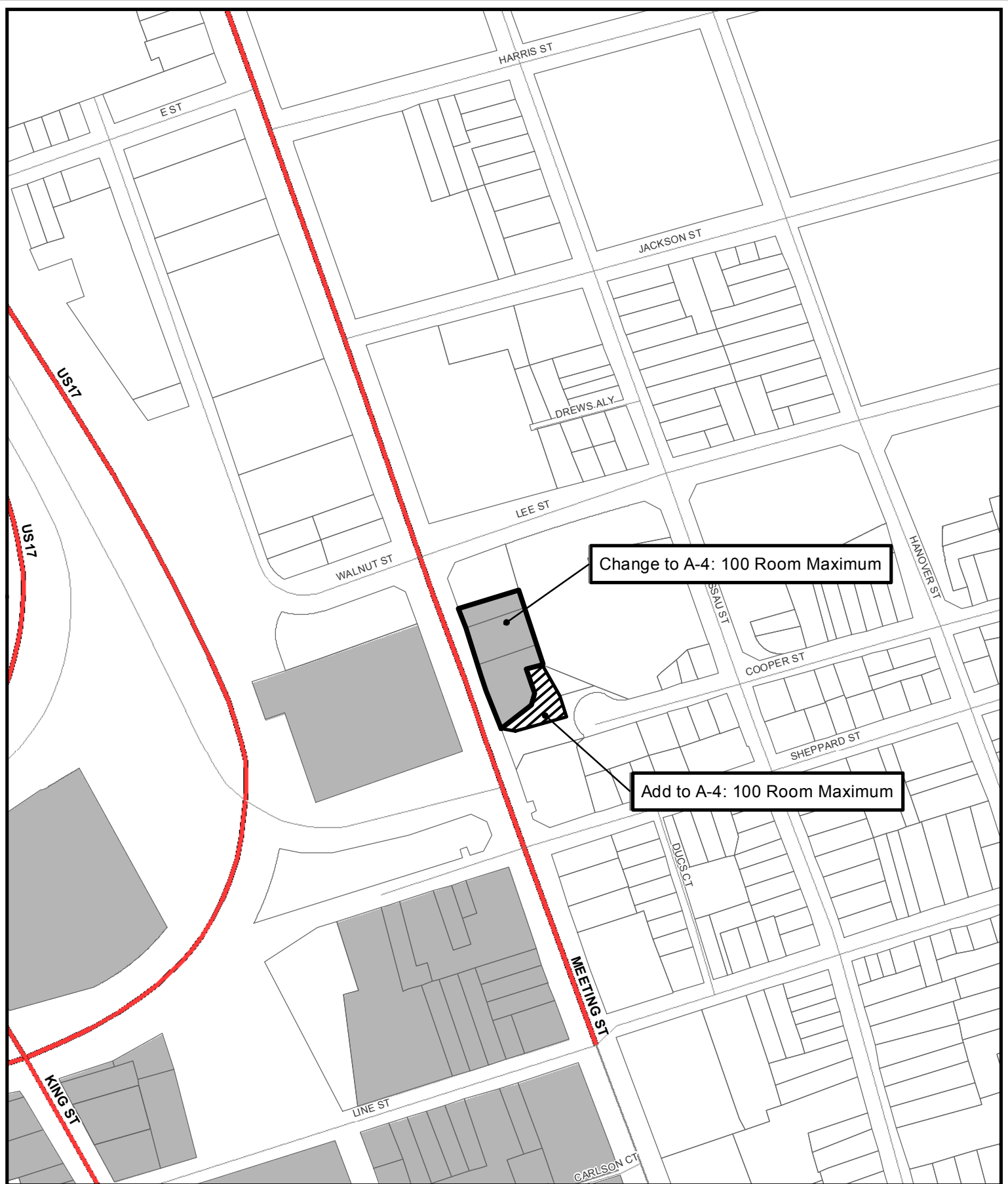
Accommodations Overlay Zone Map

-  Addition to Accommodations Overlay Zone
-  Amendment to Accommodations Overlay Zone
-  Property Lines
-  Current Accommodations Overlay Zone



1 inch = 400 feet





0 200 400
 Feet



City of Charleston
 Dept. of Planning, Preservation &
 Sustainability
 2 George St, Third Floor
 Charleston, SC 29401
www.charleston-sc.gov

Date: 2/16/2017

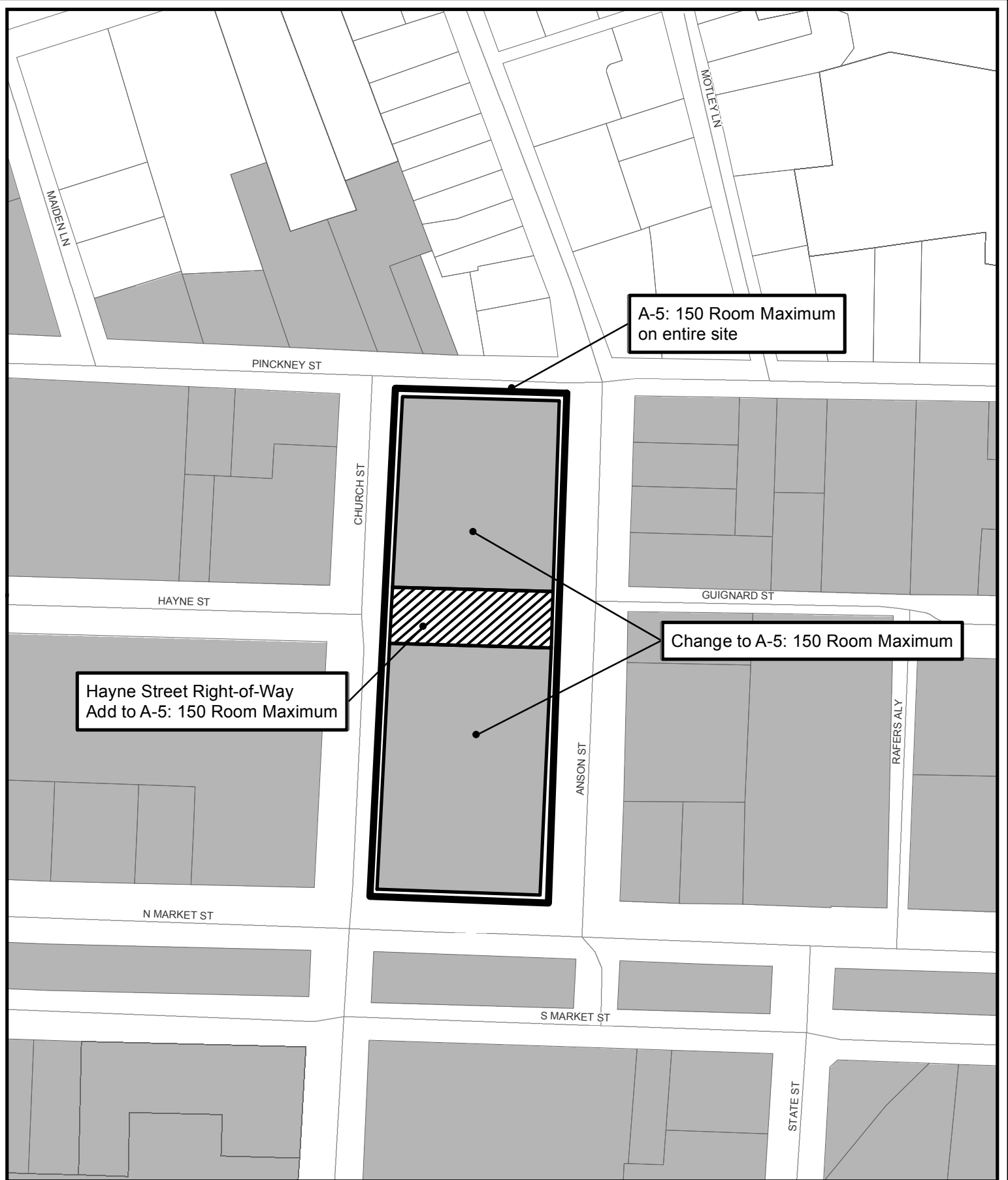
Accommodations Overlay Zone Map

-  Addition to Accommodations Overlay Zone
-  Amendment to Accommodations Overlay Zone
-  Property Lines
-  Current Accommodations Overlay Zone



1 inch = 200 feet

0 100 200
 Feet



City of Charleston
 Dept. of Planning, Preservation &
 Sustainability
 2 George St, Third Floor
 Charleston, SC 29401
www.charleston-sc.gov

Date: 2/22/2017

Accommodations Overlay Zone Map

- Addition to Accommodations Overlay Zone
- Amendment to Accommodations Overlay Zone
- Property Lines
- Current Accommodations Overlay Zone



1 inch = 100 feet

0 50 100
 Feet